

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

146 Yarrowee Street, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$440,000

&

\$450,000

Median sale price

Median price

\$414,000

Property Type

House

Suburb

Sebastopol

Period - From

12/12/2023

to

11/12/2024

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	330 Albert St SEBASTOPOL 3356	\$452,000	13/11/2024
2	70 Yarrowee St SEBASTOPOL 3356	\$470,000	06/09/2024
3	28 Spencer St SEBASTOPOL 3356	\$459,000	16/08/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/12/2024 09:31



Rooms: 5
Property Type: House (Res)
Land Size: 646 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$440,000 - \$450,000
Median House Price
12/12/2023 - 11/12/2024: \$414,000

Comparable Properties



330 Albert St SEBASTOPOL 3356 (REI)

[Agent Comments](#)



Price: \$452,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 446 sqm approx

70 Yarrowee St SEBASTOPOL 3356 (VG)

[Agent Comments](#)



Price: \$470,000
Method: Sale
Date: 06/09/2024
Property Type: House (Res)
Land Size: 696 sqm approx



28 Spencer St SEBASTOPOL 3356 (REI)

[Agent Comments](#)



Price: \$459,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 1087 sqm approx

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